



Castles

ASKING PRICE

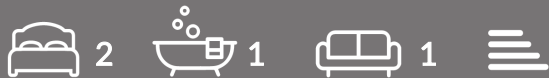
£355,000

Potash House, Canning Square

Enfield, EN1 4BP Leasehold

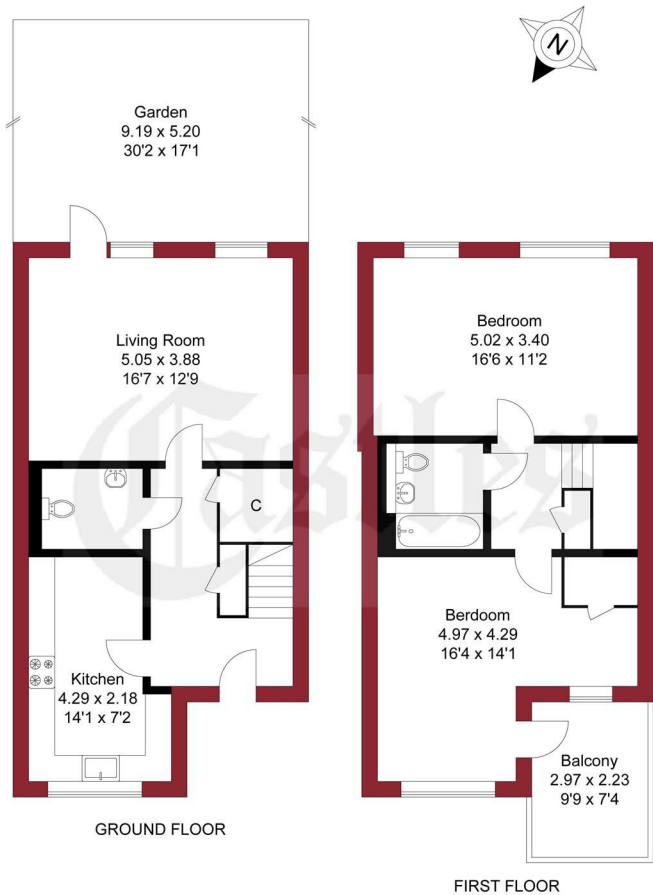
PROPERTY SUMMARY

A modern 2 bedroom split level ground and 1st floor purpose built maisonette, located off Carterhatch Lane, west of the A10. Close to local amenities and transport links. The property offers spacious family accommodation and features include: own entrance, own rear garden and balcony. Viewing is recommended. Further features include:-
Double glazing,
Gas central heating,
Own entrance,
Front off street parking with EV point,
Ground floor WC,
Modern fitted Kitchen,
Ground and first floor



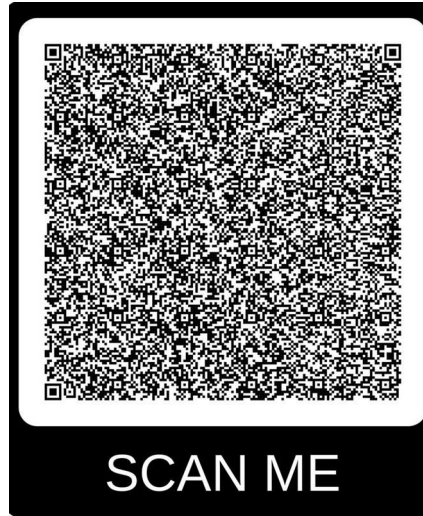


APPROXIMATE GROSS INTERNAL AREA
92.12 sqm / 991.57 sqft



THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

For a guide to the area please scan this code for more information



Maisonette Leasehold
Council: Enfield
Council Tax Band: C
Lease Remaining: 88 years remaining.
 Expiry date of Lease is 25/06/2114
Service Charge: £117.74 PCM
Ground Rent: £16.66 PCM

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

243 - 245 Hertford Road
 Enfield
 London
 EN3 5JJ

OFFICE DETAILS

0208 804 8000
 enfield@castles.london
<https://www.castles.london>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102-91kWh/m ² A			
91-81kWh/m ² B			
80-69kWh/m ² C			
55-80kWh/m ² D			
39-54kWh/m ² E			
21-38kWh/m ² F			
1-20kWh/m ² G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			